

District II Advisory Board Minutes

February 7, 2005

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The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North. No citizens were in attendance.

Members Present

Brian Carduff
Daryl Crotts
Larry Frutiger
Tim Goodpasture
Matt Hesse
Joe Johnson
David Mollhagen
Phil Ryan
Dane Saksa*
Marty Weeks

*Youth Representative

Members Absent

Sarah Devries
Ray Frederick
Kaci Tucker*

Staff Present

Shawn Bryan, Public Works
Officer K.M. Christy, Patrol North
Officer Jon Forred, Patrol East
Kelli Glassman, CMO
Donna Goltry, MAPD
Officer P.M. James, Patrol North

Guests

Bryce Barkus, PEC
Phil Frazier, PEC
Brent Remsberg, PEC

ORDER OF BUSINESS

Call to Order

The meeting was called to order at 7:03 p.m.

Approval of Minutes and Agenda

The agenda for the February 7, 2005 meeting was approved as submitted (9-0).

The meeting minutes for November 15, 2004, December 6, 2004 and January 3, 2005 were approved as submitted (9-0).

Public Agenda

1. Scheduled items

No items were submitted.

2. Off-agenda items

No items were submitted.

STAFF PRESENTATIONS

3. Community Police Report

Officer Jon Forred, Patrol East, presented the board with a report on several current community policing issues in District II. **Officer Forred** stated that in order to decrease auto accidents, each police beat has chosen the highest accident intersection in that area and is working with Traffic Engineering to monitor and delay traffic signals at these intersections to make sure that traffic is clear before traffic from the opposite direction proceeds.

Officer Forred also stated that due to the large construction growth east of the City to the county line, there has been an increase in burglary of construction sites. **Council member Schlapp** asked if leaving construction equipment at the construction site at night was attracting more crime at these sites. **Officer Forred** responded that in order to prevent theft, construction crews were storing their equipment at night, but this proved to be counter productive due to the amount of time it takes to load and unload equipment each day, so this is no longer being done. Burglars are now taking appliances and other materials from inside the houses. **Daryl Crotts** suggested engraving the owner's name on the equipment. **Officer Forred** explained that the thieves are scratching off owner engravings, serial numbers, makes and models of the equipment. **Joe Johnson** asked if most of the crime that was occurring at these construction sites is vandalism or theft. **Officer Forred** replied that these incidences are mostly theft and that contractors are leaving doors to construction sites open in order to prevent vandalism. **Johnson** also asked if any of the sites located in the targeted crime area have security systems. **Officer Forred** said that only one site that he is aware of has a drive by security service. **Officer Forred** further commented that police believe that the individuals stealing equipment are subcontractors and that they have identified a few suspects already and are conducting special assignments and sharing information with Butler County law enforcement officials to try and catch the remaining perpetrators.

Officer Forred also reported an increase in auto larceny and vandalism, including stolen purses left in unattended vehicles. Therefore, police are working to educate the public to not leave valuable items in unoccupied cars and park in well- lighted areas and garages. In addition, he has also been working at Collegiate High School distributing "If I Were a Thief" flyers on cars to make students aware of the items that may have been taken from their car if **Officer Forred** had been a thief. **Crotts** stated that another way to help reduce this type of crime is to eliminate the market for stolen items that individuals buy from questionable sources.

Officer Forred also informed the board that he has recently assisted in creating three new neighborhood watch programs in District II.

Officer Forred further noted that over the last year and a half, prostitution has migrated to East Central Street around Grove Street and I-135. Police are currently working to map this area and identify issues that need to be addressed and arrest individuals engaged in criminal activity.

Action Taken: Received and filed.

4. Spring Branch Drainage Study

Shawn Bryan, Acting Storm Water Engineer, and Brent Remsberg, Professional Engineering Consultants (PEC), presented this item to the board. Spring Branch is a tributary to Four Mile Creek located in southeast Wichita, generally south of Kellogg and east of Webb Road. For many years, citizens living in the older neighborhoods in this basin have complained that flooding has increased as new development has occurred. In January 2004, PEC was hired to conduct a study of this tributary using FEMA techniques that examined the runoff characteristics of the basin to establish historical flooding limits and what could be expected as development of the basin continued. The study was completed in August 2004 and its objectives included:

1. Establish the basin boundaries;
2. Develop computer models that help predict flood levels that would result from storms of various intensities;
3. Identify specific areas that are at risk of flooding and assess the level of flooding risks;
4. Calibrate the results of engineering analyses with actual observed flood levels;
5. Identify structures that do not have 100-year flood protection and determine the nature of the flooding risk (e.g., basement flooding, first floor flooding, street flooding; etc.);
6. Assess the basin under theoretical “fully developed” conditions;
7. Identify, where possible, improvements within the Spring Branch basin that, if constructed, would ensure 100-year flood protection for residential and commercial structures once the basin is totally developed;
8. Make recommendations to the City regarding the implementation of possible drainage improvements.

Mr. Remsberg emphasized the importance of detaining water at the upstream of the basin in order to have the most impact on reducing flooding. **Mr. Remsberg** further stated the general alternatives for reducing flooding risks in the Spring Branch basin that were considered are (1) acquisition of flood prone properties; (2) channelization; (3) stormwater detention and (4) modifications to outlets at existing lakes. The four mitigation measures having the most positive impact were:

1. Detention improvements north of the KTA and west of Greenwich. Anticipated cost \$4,140,000.
2. Improve flow near Springdale Lakes north pond. Anticipated cost \$305,000.
3. Improve channel along Harry, west of 127th St. East. Anticipated cost \$585,000.
4. Improve channel along Harry, east of 143rd St. East. Anticipated cost \$468,000

The results of this study were presented to three neighborhood groups in order to receive community input on this project. There were approximately 60 citizens total who attended these meetings and a majority of the concerns expressed by these individuals were related to new development occurring in this area.

The total anticipated cost for all four main modification projects is \$5,498,000. However, **Mr. Remsberg** explained that the cost for these improvements are not additive, as each mitigation measure will have various levels of impact on the areas included in the study depending upon the alternatives chosen to be implemented.

Johnson asked what level of priority this project would rank to include in the City's CIP. **Mr. Bryan** responded that this project would probably rank 4th or 5th to include in the City's CIP.

Crotts asked for clarification that all new development plans have stormwater detention methods reviewed. **Mr. Bryan** stated that each new plat is reviewed by the Subdivision Committee and must include a stormwater detention plan adhering to subdivision regulations which vary depending upon whether the plat is located is upstream or downstream in the basin. It was also clarified that the Stormwater Steering Committee is working on a citywide stormwater detention master plan.

Brian Carduff asked when this project would be included in the CIP. **Mr. Bryan** stated that this project would probably be placed in the 2008 or 2009 CIP. Several board members expressed that even though this project is several years away from implementation, it is beneficial to proceed with placing it in the CIP before significant development occurs in this area.

Action Taken: Tim Goodpasture (Ryan) moved receive and file the report and recommend to the City Council that the identified mitigation projects be included in the CIP. Motion passed 9-0.

PLANNING AGENDA

5. CUP2004-00061 (DP-247 Amendment #1)

Donna Goltry, MAPD, presented a request to amend Parcel 1 of DP-247 127th Retail Community Center Community Unit Plan (CUP) to allow a sign with constant movement in Crestview Plaza on the southwest corner of Central and 127th Street East. The subject property is zoned "LC" Limited Commercial and the applicant (Crestview Plaza, LLC, Michael Loveland, Managing Member) proposes to amend CUP General Provision #7.B, which contains the following statement: "No signs with rotating or flashing lights shall be permitted", so that the electronic message sign on Parcel 1 along Central can display a continuously moving image. Section 24.04.185.k. of the Sign Code indicates that an electronic message sign shall be classified as an animated, flashing, or moving sign when the rate of copy and/or graphic changes is more than one per second. Since the proposed electronic message sign would display animated, flashing, or moving images and text as defined by the Sign Code, an amendment of the CUP is needed. An electronic message sign for which images and text change no more often than once per second is permitted by right on the subject property.

Ms. Goltry stated that these types of signs have not been allowed in a CUP historically due to City Code regulations and that it is important for the board and community to provide input regarding this issue, as there will be similar requests to consider in the near future. She further stated that based upon information available prior to the public hearings, planning staff recommends that the request be denied.

Matt Hesse asked if there is a sign like this elsewhere in the City that has already been approved. **Donna Goltry** responded that there is currently one other sign like this in the City.

Johnson asked if there has there been an organized effort to discuss this issue citywide. **Ms. Goltry** explained that there has been no organized effort to address this issue, although it has been discussed briefly at different times in the past.

Council member Schlapp asked for clarification that the size of the sign would often impact opinion regarding approval of a sign. **Ms. Goltry** replied that the size of the sign would often impact approval and acceptance of a sign.

Goodpasture asked how did the MAPC voted on this request. **Donna Goltry** stated that the MAPC approved this request 11-1.

Carduff asked how are other cities addressing this issue. **Donna Goltry** said that she is currently researching information on this issue from other cities.

Crotts expressed concern that the brightness of moving signs may distract traffic and create a safety hazard. **Council member Schlapp** asked if the brightness of these signs could be controlled. **Ms. Goltry** remarked that it is possible to control the brightness of the sign, but that outside resources would have to be used to assist in addressing this issue. The board then discussed whether this issue should be discussed separate from the request presented before them and inquired if there is there a way to address the brightness of continuous moving signs. **Donna Goltry** replied that there is a committee which addresses CUP issues and that this issue could be brought forward for them to discuss and provide further input.

Hesse asked if approval of this request is a violation of relevant CUP and other City policy language pertaining to signs. **Ms. Goltry** stated that the CUP could be modified to accommodate this request and therefore not violate any related City policy.

Larry Frutiger commented that there is not significant difference between a sign that changes every second and a continuous moving sign.

Action Taken: Goodpasture (Crotts) moved to approve the request to amend General Provision #7.B of the 127th Retail Community Center Community Unit Plan to allow a sign with constant movement. Motion passed 9-0. **Phil Ryan (Carduff)** made an additional motion that the CUP Committee address brightness of constant moving signs. Motion passed 9-0.

BOARD AGENDA

7. Updates, Issues, and Reports

Marty Weeks asked if any board members have been in touch with the Parks and Recreation department to identify potential park land. **Crotts** and **Goodpasture** stated that they have been charged with this task, but have not yet made contact with the Parks and Recreation department regarding this project. **Johnson** requested that **Goodpasture** and **Crotts** contact Parks and Recreation and report back to the group on their findings at the next meeting.

Weeks also asked about the status of the Rails to Trails project. **Council member Schlapp** stated that the railroad ties are being removed at this site, but nothing further has been done regarding the Rails to Trails initiative.

Weeks also inquired about the status of the Park City casino project. **Council Member Schlapp** stated that she met with Bob Knight regarding the casino proposed near Park City and Park City has requested a statement from the City stating the City has no problem with this project going forward. The concern in issuing such a statement is that it does not allow the City or the Sedgwick County to have future discussion on having a casino in the City or elsewhere in Sedgwick County.

Council Member Schlapp also stated that it is possible that Park City may request City and County resources that may not be fully reimbursed through the economic benefits of creating a casino. **Crotts** agreed and opined that if a casino is built in Sedgwick County it should be located in downtown Wichita. The State has not approved designation of this site, which may be difficult to obtain if other surrounding cities do not demonstrate support for this venture. **Johnson** recommended that this issue be presented to all District Advisory Boards before the City and County governing bodies discuss it.

Weeks also requested an update on the downtown Wichita regional events center. **Johnson** stated that the Kansas Senate Taxation Committee is reviewing this bill this week and it should be approved it so that the bill can be forwarded on and considered for final legislative approval.

The next DAB II meeting will be March 7, 2005 at the Rockwell Branch Library.

With no further business, the meeting adjourned at 8:10 p.m.